

PARKS AND OPEN SPACES COMMITTEE

8 FEBRUARY 2022

PLAY EQUIPMENT – MACANDREWS FIELD

In November 2013 the Council approved the installation of a bespoke free form play space in the north west corner of MacAndrews Field following proposals by the Friends of MacAndrews Field. This formed part of a masterplan for the field, drawn together by Primrose Landscape Architects in consultation with local people and groups. The total cost of the play space including ground preparation was £9994.45, jointly funded by the Big Greenspace Challenge Fund and the Town Council. At the time the Friends had 73 households signed up as members and a dedicated committee. The group is no longer in existence, although the Council continues to regularly inspect and monitor the play equipment.

In May 2021 the South Hams playground inspections report identified evidence of rot and disintegration in the wooden beams and posts of the play structure and the stepping logs. The Parks Ranger took remedial action in the short term, and using a chainsaw removed some of the rotten stepping logs, however a more permanent solution was considered necessary for the play equipment.

In June 2021 Earthwrights produced a condition and maintenance report also identifying excessive rot, and recommended replacement of beams, and most of the stepping logs and posts with Robinia wood which is more durable, and shaving and grinding some of the stepping logs and posts. The suggested work was quoted at £6162. The Assistant Town Clerk has challenged Earthwrights regarding the premature decay and the warranty for the work no longer applying, requesting negotiation for the cost of repair. A response is currently awaited.

The February 2021 Allianz engineering report had identified rot in the stumps, however their most recent report in January 2022 highlighted that the low level horizontal balance beam is rotten and requires rectification within one month (January 2022 report attached).

The speed of the decay appears to be escalating and the equipment is considered no longer safe to use. The Parks Officers have been instructed to cordon off the play space until further instructions are received from the Parks Committee as to how they wish to proceed.

The natural timber materials require a high level of maintenance and considerable cost to make good the repairs, therefore it is recommended that refurbishment of this equipment or replacement with a similar structure is undertaken in robinia wood which is more suitable for play structures and has a longer life span. Alternatively, Members may wish to seek a replacement with a more traditional style play equipment which may be more robust.

Another option would be to not replace in this location, but rather to invest in the Victoria Park play space. This play equipment is also appearing tired and in need of

refurbishment, and is likely to receive more footfall being a more central location in the town. This would however conflict with the MacAndrews Field masterplan, and ex members of the Friends have indicated that they would still be keen to retain the play area as designed.

There is a total of £1297 in Restricted Reserves which could be used towards this. The balance would need to come from the Parks, Woods and Open Spaces Reserve which stands at £17,368.

Further detailed quotes are being obtained, as well as negotiations with the original installer, but some direction from the Members would be appreciated to enable officers to start detailed work to enable repairs to be completed as soon as possible to reduce the amount of time that the play area is out of action.

Members are **recommended** to delegate the Town Clerk and Assistant Town Clerk to instruct work as soon as possible using the reserves as detailed above up to a maximum cost of the detailed quote already received, £6162, but with the aim of finding a more cost effective solution minimising the cost to the Council and getting the play area reopened as soon as possible.

Jonathan Parsons
Town Clerk

Julie Gilbert
Assistant Town Clerk

Provision and Use of Work Equipment Regulations 1998, Regulation 6
 Work at Height Regulations 2005, Regulation 12

Name of User SOUTH HAMS DISTRICT COUNCIL
Location IVYBRIDGE (MCANDREWS FIELD) PLAY AREA, EXETER ROAD, IVYBRIDGE, PL21 0BD

Policy No. NZ18364954 **Report No.** E35182020736 **Contract No.**

| Item No. Inspection Dates: Last Current Next | Description Serial No. Make/Model Year of Manufacture Location | Configured Capacity or Operating Limit | A . Defects which could cause a danger to persons. Particulars of any repairs, renewals or alterations to rectify those defects and the time within which those defects shall be rectified. B . Identification of any other parts that require rectification C . Observations and Recommendations. (issues relating to health and safety. Any actions stipulated should be suitably and satisfactorily completed.) |
|--|---|--|---|
| P0 09-Feb-2021 14-Jan-2022 14-Jan-2023 | Playground Site Survey MACANDREWS FIELDS PLAY SPACE IVYBRIDGE MACANDREWS FIELDS PLAY SPACE IVYBRIDGE Not marked Play Area | Not marked | A None B Boundary fence and wall at top of play area is being broken down and requires rebuilding in places. C The play area be enclosed by suitable fencing with appropriate gates, information about suitable fencing/gates can be obtained online at ROSPA PlaySafe Website. The grass and ground surface under the item is full of stones/rubble and is not considered to be a suitable safety surface. Suitable signage should be clearly displayed which should include; The name of the operator of the site. Contact details to report damaged accidents. Location of nearest public telephone for contacting the emergency services. Pictogram type signs indicating No Dogs allowed. Prohibition of glass in the play area. Prohibition of alcohol in the play area. |
| P1 09-Feb-2021 14-Jan-2022 14-Jan-2023 | Playground Equipment Multi-Activity Unit EARTHWRIGHTS WOODEN MULTI ACTIVITY UNIT Earthwrights Wooden MAU 2013 Play Area | Not marked | A The low level horizontal balance beam connected to the rope balance is rotten badly in several areas. To be rectified within one month. B Two types of fungal growth evident in the timbers, leaf type fungus and red spot fungus. Various timber ends extend beyond the structure and are unexpected obstacles. Finger trapping hazards evident at the connector eyebolts at the rope traverse. Upright post supporting end of rotten balance beam leading to rope balance is rotten at the base particularly at the fixing point. Timber posts rotting. Several beams within the structure are working loose due to rot and softening of wood at the fixing points. Various wood stepping stumps in the copse area are rotting at the base. Two wooden stumps in the array facing the field are insecure and badly rotten - marked C The maximum fall height from this item is 1.1m but no provision for handrails or safety surfacing has been made. |

Date of commencement of examination and tests 14-JAN-2022 Competent Person
 Date of Report 14-JAN-2022 Allianz Engineering
 Engineer Surveyor

Antony Jenkins

If you have a query about this report please contact Antony Jenkins on 07870 231599 or by email at antony.jenkins@allianz.co.uk. For all other enquiries please contact our support team on +44(0) 1483 265837 or +00353 (0) 1 613 4081



Report of Inspection

Provision and Use of Work Equipment Regulations 1998, Regulation 6

Work at Height Regulations 2005, Regulation 12

Side 2 of 2

Report No. E35182020736

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|--|--|--|---|
| | | | The access lugs and steps surfaces are slippery when damp/wet it is recommended that these surfaces be treated with an anti-slip coating. The conveyor belt surfaces over the mounds are slippery when damp/wet. One mound belt is loose due to ground settlement. Climbing equipment should be designed to current standards so that it only allows the user to move on it or in it by the use of a hand and foot/leg support and requires a minimum of three points of contact with the equipment, one of these being a hand. |

The above items were seen at:
(If blank, refer to the location details)

Inspection carried out on behalf of: SOUTH HAMS DISTRICT COUNCIL
FOLLATON HOUSE
PLYMOUTH ROAD
TOTNES
TQ9 5NE

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